

PHA 5-Year and Annual Plan

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB No. 2577-0226
Expires 4/30/2011

1.0	PHA Information PHA Name: <u>Longmont Housing Authority</u> PHA Code: <u>CO070</u> PHA Type: <input type="checkbox"/> Small <input checked="" type="checkbox"/> High Performing <input type="checkbox"/> Standard <input checked="" type="checkbox"/> HCV (Section 8) PHA Fiscal Year Beginning: (MM/YYYY): <u>01/2010</u>					
2.0	Inventory (based on ACC units at time of FY beginning in 1.0 above) Number of PH units: <u>0</u> Number of HCV units: <u>509</u>					
3.0	Submission Type <input type="checkbox"/> 5-Year and Annual Plan <input type="checkbox"/> Annual Plan Only <input checked="" type="checkbox"/> 5-Year Plan Only					
4.0	PHA Consortia <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below.)					
	Participating PHAs	PHA Code	Program(s) Included in the Consortia	Programs Not in the Consortia	No. of Units in Each Program	
					PH	HCV
	PHA 1:					
	PHA 2:					
	PHA 3:					
5.0	5-Year Plan. Complete items 5.1 and 5.2 only at 5-Year Plan update.					
5.1	Mission. State the PHA's Mission for serving the needs of low-income, very low-income, and extremely low income families in the PHA's jurisdiction for the next five years: Our Mission: To provide housing and related services to low and moderate income families, elderly and disabled households; To relieve the community of substandard housing.					
5.2	Goals and Objectives. Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low-income and very low-income, and extremely low-income families for the next five years. Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan. Our Objectives Longmont Housing Authority (LHA) has four main objectives in its commitment to the citizens and families of the City of Longmont to fulfill our mission: <ul style="list-style-type: none"> • Protect and enhance the property and programs operated by Longmont Housing Authority and Longmont Housing Development Corporation (LHDC). • Development organization infrastructure to efficiently manage our operations, growing inventory, enhance service delivery, and to respond to the complexities of the mission. • Create affordable housing opportunities for the community. • Develop, enhance, and strengthen external relationships with key partners, other groups, agencies, and the community. See attached Executive Summary report on the progress LHA has made in meeting the goals and objectives described in the previous 5-Year Plan.					
6.0	PHA Plan Update (a) Identify all PHA Plan elements that have been revised by the PHA since its last Annual Plan submission: (b) Identify the specific location(s) where the public may obtain copies of the 5-Year and Annual PHA Plan. For a complete list of PHA Plan elements, see Section 6.0 of the instructions.					
7.0	Hope VI, Mixed Finance Modernization or Development, Demolition and/or Disposition, Conversion of Public Housing, Homeownership Programs, and Project-based Vouchers. Include statements related to these programs as applicable.					
8.0	Capital Improvements. Please complete Parts 8.1 through 8.3, as applicable.					
8.1	Capital Fund Program Annual Statement/Performance and Evaluation Report. As part of the PHA 5-Year and Annual Plan, annually complete and submit the <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> , form HUD-50075.1, for each current and open CFP grant and CFFP financing.					
8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan.					
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements.					

9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location.
9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan.
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. <ul style="list-style-type: none"> (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year Plan. (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification"
11.0	Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: Faxed copies of these documents will not be accepted by the Field Office. <ul style="list-style-type: none"> (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) (f) Resident Advisory Board (RAB) comments. Comments received from the RAB must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only) (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only)

Executive Summary - Michael Reis, Executive Director

Our Vision: To be a leader in the provision of affordable housing in our service areas

Our Mission: To provide housing and related services to low and moderate income families, elderly and disabled households;
To relieve the community of substandard housing.

Our Objectives Longmont Housing Authority (LHA) has four main objectives in its commitment to the citizens and families of the City of Longmont to fulfill our mission:

- Protect and enhance the property and programs operated by Longmont Housing Authority and Longmont Housing Development Corporation (LHDC).
- Development organization infrastructure to efficiently manage our operations, growing inventory, enhance service delivery, and to respond to the complexities of the mission.
- Create affordable housing opportunities for the community.
- Develop, enhance, and strengthen external relationships with key partners, other groups, agencies, and the community.

Renovation of 1228 Main Street and Relocation of Offices- Conversion of half of the complex to LHA offices and converting 10 remaining units to studio apartments. These apartments, Briarwood Apartments, are master leased to community non-profits. LHA accepted NAHRO's Award of Excellence for Outstanding Affordable Housing Project in May in behalf of Briarwood. Additional funding from Colorado Division of Housing will be used to replace heat/AC units. Staff reorganized LHA office setting for professional and customer friendly atmosphere, with ramp entrance and security system.

Complete Renovations at Village Place- This building was coming to the end of its Low Income Housing Tax Credit period. LHA used its tax-exempt borrowing authority to attract interim financing from First Main Street Bank and Mile High Housing fund. LHA re-syndicated the property using tax credits and bonding authority in combination with pending grant funds from the City of Longmont, the Federal Home Loan Bank and the State Division of Housing. This allowed LHA to keep Village Place Apts. an affordable housing choice for our elderly citizens. With this purchase LHA became the largest provider of affordable housing in Longmont. An application was submitted to Boulder County Aging Services Division (BCASD) Create Our Future Capacity Building Funds (\$5,000) to fund development and continuing support of Resident Advisory Council at LHDC's senior developments: Aspen Meadows, The Lodge and Village Place. Also, CHFA selected Village Place Apts. to be included in their annual report.

Renovations at Terry Street – Application submitted for Energy Outreach Colorado grant to be used for energy upgrades.

Renovations at Aspen Meadows – continues with tub conversion to walk in showers

LHDC - Hover Crossing and the HUD 202

The Lodge I - LHDC (LHA manages all activities for LHDC). The Building broke ground July 17, 2008, using HUD Early Start Program. July 2009 open house held for 50 HUD Section 202 senior housing units. 100% occupancy expected by September 1, 2009.

The Lodge at Hover Crossing II – Application for a second HUD Section 202 50 unit senior housing building is in process.

Aspen Meadows Neighborhood – Affordable housing for families, 28 units (20-2Br, 6-3 Br, 2-4 Br) Construction scheduled to begin late 2009 with completion scheduled Y2011.

Housing Market Downturn Opportunities- Investigate, review, foreclosure lists, monitor Federal Legislation

Prairie Village- Program land – 4 acres at Prairie Village. Gain CHDO funding for LHA plan for Y2010 senior housing. This project is to include 120 units in 2 3-story buildings.

Land Bank – Saint Vrain Valley School district locations. Met with Mayor of Frederick and invited to Carbon Valley Mayor's Meeting in August 2008.

Dawson Place House- This \$170,000 3 bedroom house was donated to LHA at a bargain price of \$62,000. LHA presented the donating family with an award at a Longmont City Council meeting.

Application and Approval to SAC for Disposition of Six Low Rent Public Housing Units- LHA applied for Disposition of its six scattered-sites, Low Rent Public Housing Units in March 2007, and received approval in July 2007. All units were successfully sold as of July 2008. Sales proceeds from the disposition portfolio will be used to leverage other federal, state and local monies, such as Low Income Housing Tax Credits and local CDBG and Home Funds, to assist a greater number of its city residents.

Home owner and Rental Rehabilitation Program- July 2006, LHA gained approval from City of Longmont to operate rental rehabilitation, beginning in late 2007 and on into 2009, which is City funded at \$100,000. In addition, LHA staff coordinates and administers the City of Longmont Homeowner Rehab Program beginning 2008. The original rehabilitation program is completed and funding for Y2010 Rehab Program has been requested.

Hired Family Resource Coordinator- provides resource information and referrals for HCV and TBRA families in order to help them access services in the community.

Received funding for Tenant Based Rental Assistance Program (TBRA) – Funding obtained from City of Longmont's Community Development Block Grant in July 2009 for 10 coupons to assist homeless families for 24 months. An additional 7 coupons granted for Y2010.

Received Additional Funding for HCV Program- LHA has consistently had a high utilization rate in its HCV program for a number of years. HUD awarded LHA additional funding to in order to serve more families in the community. LHA is in the process of purging and updating its wait list, in order to utilize these funds.

SEMAP High Performer- LHA Housing Choice Voucher Program received a score of 100% on its HUD SEMAP certification. Staff provides, bi-annually, map locations of housing choice voucher holders in all affordable housing units and continually maps and monitors the results to ensure de-concentration. Such monitoring and strategies resulted in LHA receiving bonus points for de-concentration of families in high poverty areas.

LHA meets with other nonprofit agencies- Discussions include gaps and overlapping missions. Alliances have been formed that are mutually beneficial to the agencies and to the citizens of Longmont. These non-profits include: Thistle Community Housing, Habitat for Humanity and Total Long-Term Care. LHA Staff have been asked to join related community boards and/or committees beginning 2008. These community agencies are CHFA Subcommittee-LIHTC Green Committee, Federal Home Loan Bank of Topeka, St.Vrain Community Council, Personal Investment Enterprise, Non-Profit Partner Meetings, Mediation Advisory Committee, Longmont Housing Opportunities Team, City Multi-cultural Housing Committee, Longmont Chamber of Commerce, St.Vrain Valley Habitat for Humanity, City Substandard Housing Committee, and the Latino Chamber of Commerce. LHA also holds a Community Partners Quarterly Meeting with community service partners.

LHA continues to provide the following:

*To assist the local economy by increasing the occupancy rate and the amount of money flowing into the community.

*To encourage self-sufficiency of participant families and assist in the expansion of family opportunities, which address educational, socio-economic, recreational and other human services needs.

*To provide positive public awareness and expand the level of family, owner, and community support in accomplishing LHA's mission.

*To attain and maintain a high level of standards and professionalism in our day-to-day management of all program components.

*To administer an efficient, high-performing agency through continuous improvement of LHA's support systems and commitment to our employees and their development.

*To provide decent, safe, and sanitary housing for very low income families while maintaining their rent payments at an affordable level.

*To ensure that all units meet Uniform Physical Conditions Standards/Housing Qualify Standards and families pay fair and reasonable rents.

*To promote fair housing and the opportunity for very low-income families of all ethnic backgrounds to experience freedom of housing choice.

*To promote a housing program which maintains quality service and integrity while providing an incentive to private property owners to rent to very low-income families.

*To promote a market-driven housing program that will help qualified low-income families be successful in obtaining affordable housing and increase the supply of housing choices for such families.

[illegible]

1228 Main St., Longmont, CO 80501, 303-651-8581, TDD: 303-651-8748, Fax: 303-682-2899
Office Hours Mon.-Fri 8am-5pm.



Streamlined PHA Plan PHA Certifications of Compliance

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Longmont Housing Authority Board Resolution #2009- 12

PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the *Streamlined Annual PHA Plan*

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the streamlined Annual PHA Plan for PHA fiscal year beginning 2010, hereinafter referred to as the Streamlined Annual Plan, of which this document is a part and make the following certifications, agreements with, and assurances to the Department of Housing and Urban Development (HUD) in connection with the submission of the Streamlined Plan and implementation thereof:

1. The streamlined Annual Plan is consistent with the applicable comprehensive housing affordability strategy (or any streamlined Plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, and provided this Board or Boards an opportunity to review and comment on any program and policy changes since submission of the last Annual Plan.
3. The PHA made the proposed streamlined Annual Plan, including policy and program revisions since submission of the last Annual Plan, and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the streamlined Plan and invited public comment.
4. The PHA will carry out the streamlined Annual Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
5. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identify any impediments to fair housing choice within those programs, address those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and maintain records reflecting these analyses and actions.
 1. For streamlined Annual Plans that include a policy or change in policy for site-based waiting lists:
The PHA regularly submits required data to HUD's MTCS in an accurate, complete and timely manner (as specified in PIH Notice 99-2);
 - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
 - Adoption of site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
 - The PHA shall take reasonable measures to assure that such waiting list is consistent with affirmatively furthering fair housing;
 - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(b)(2).
7. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
8. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
9. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
10. The PHA has submitted with the streamlined Plan a certification with regard to a drug-free workplace required by 24 CFR Part 24, Subpart F.
11. The PHA has submitted with the streamlined Plan a certification with regard to compliance with restrictions on lobbying required by 24 CFR Part 87, together with disclosure forms if required by this Part, and with restrictions on payments to influence Federal Transactions, in accordance with the Byrd Amendment and implementing regulations at 49 CFR Part 24.
12. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.
13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide HUD or the responsible entity any documentation that the Department needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.

17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments) and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments.).

9. The PHA will undertake only activities and programs covered by the streamlined Annual Plan in a manner consistent with its streamlined Annual Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its streamlined Plan.

20. All certifications and attachments (if any) to the streamlined Plan have been and will continue to be available at all times and all locations that the PHA streamlined Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the streamlined Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its streamlined Annual Plan and will continue to be made available at least at the primary business office of the PHA.

21. The PHA certifies that the following policies, programs, and plan components have been revised since submission of its last Annual PHA Plan (check all policies, programs, and components that have been changed):

- ☐ 903.7a Housing Needs
- ☐ 903.7b Eligibility, Selection, and Admissions Policies
- ☐ 903.7c Financial Resources
- ☐ 903.7d Rent Determination Policies
- ☐ 903.7h Demolition and Disposition
- ☐ 903.7k Homeownership Programs
- ☐ 903.7r Additional Information
 - ☐ A. Progress in meeting 5-year mission and goals
 - ☐ B. Criteria for substantial deviation and significant amendments
 - ☐ C. Other information requested by HUD
 - ☐ 1. Resident Advisory Board consultation process
 - ☐ 2. Membership of Resident Advisory Board
 - ☐ 3. Resident membership on PHA governing board

22. The PHA provides assurance as part of this certification regarding its streamlined annual PHA Plan that:

(i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;

(ii) The changes were duly approved by the PHA board of directors (or similar governing body); and

(iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.

Longmont Housing Authority
PHA Name

CO070
PHA Number

Streamlined Five Year and Annual PHA Plan for Fiscal Year: 2010

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
ARTHUR LYNN SHIRK	LHA BOARD OF COMMISSIONERS CHAIRMAN
Signature	Date
	10-20-09

Civil Rights Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing
Expires 4/30/2011

Civil Rights Certification**Annual Certification and Board Resolution**

Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioner, I approve the submission of the Plan for the PHA of which this document is a part and make the following certification and agreement with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing.


Longmont Housing Authority

CO070

PHA Name

PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official ARTHUR LYNN SHIRK		Title LHA BOARD OF COMMISSIONERS CHAIRMAN	
Signature 		Date 10-20-09	